



PLANNING COMMISSION
REGULAR MEETING AGENDA
125 E College Street, Covina, California
Council Chamber of City Hall
September 27, 2022

IMPORTANT NOTICE

This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

Members of the public may view the meeting live on the City's website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL/CALL

PLEDGE OF ALLEGIANCE

Led by the Chair.

PUBLIC COMMENTS

To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: *Access the meeting remotely via Zoom with one of the following devices:*

Computer or Smart Device:

link

<https://us02web.zoom.us/j/84557330933?pwd=N0xoazZoV1pXNXBTZGdIVTZoejFNZz09>

Telephone:

Dial: +1 669 900 6833

Meeting ID: 845 5733 0933

Passcode: 139151

1. *To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab.*

Note:

Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.

*Telephone Users: Press star-nine (*9) on your phone to raise your hand.*

2. *Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.*
3. *Please state your first and last name and city of residence at the beginning of your remarks for the record.*
4. *The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.*

COMMISSIONER COMMENTS

ADMINISTRATIVE ITEMS

CONSENT CALENDAR

All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the consent calendar for discussion.

PUBLIC HEARINGS

PH1. Zone Change (ZCH) 22-005; A request to change the Official Zoning Map of the City of Covina changing the Zoning District from C-2 (Commercial Zone (Neighborhood Shopping Center)) to R-1-7500 (Single Family Residential), consistent with the General Plan and land use designation of Low Density Residential, for the property located at 1909 East Covina Boulevard – APN: 8401-016-043.

Staff Recommendation: Staff recommends that the Planning Commission adopt **Resolution No. 2022-018 PC** recommending City Council approval of Ordinance No. 22-____, Zone Change (ZCH) 22-005 amending the Official Zoning Map of the City of Covina.

PH2. Request a Public Hearing Continuance for the following Entitlements:

1. **Approval of Development Agreement (DA) 22-001**, through the adoption of Ordinance No. 22-XXXX, between Public Storage, Inc. and the City of Covina for the conveyance of \$ 315,000 for City-wide infrastructure improvements;

2. **Conditional Use Permit (CUP) 21-29 and Site Plan Review (SPR) 21-160**, to allow the demolition of an existing 55,321 square-foot 2-story building and the development of a 141,984 square-foot 3-story public self-storage building within a 2.70-acre site, and other associated site improvements, within the M-1 (Light Manufacturing) Zone, located at 1330 E. Cypress Street – APN - 8427-001-006; and,
3. **Mitigated Negative Declaration (MND)**, adopting an MND as adequately prepared in accordance with California Environmental Quality Act (CEQA) and adoption of the required findings under CEQA and the Mitigation Monitoring and Reporting Program for Conditional Use Permit (CUP) 21- 029 and Site Plan Review (SPR) 21-160, for the proposed Public Self-Storage Facility.

Staff Recommendation: Staff recommends that the Planning Commission, open the Public Hearing and by motion, continue the item to the October 11th Planning Commission regular meeting.

CONTINUED PUBLIC HEARINGS

CPH1. General Plan Amendment (GPA) 22-01; A comprehensive update to the Housing element of the Covina General Plan for the 2021-2029 planning period.

Staff Recommendation: Staff recommends that the Planning Commission:

1. Conduct the public hearing
2. Adopt Resolution No. 2022-016 PC recommending City Council approval of General Plan Amendment (GPA) 22-01 for the 2021-2029 Housing Element update.

NEW BUSINESS

None.

GENERAL MATTERS

None.

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, October 11, 2022 at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department, does hereby declare that the agenda for the September 27, 2022 meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).